1948-49
(Ml)

File No 42-48
Serial Nos 42, 43

Previous References
Ml 42-48 (17, 18)

Later References

P. 13
E

Serial Nos Two

Part B for May '49

Subject

Adoption of piece work System for certain works remaining to be executed in Kumara Park Park Eastern Extn

---

To The Chman, C I T B, B'lore
No L 13440/B 17-5-49
Conveys the approval of Govt

To The Auditor, P W Dept
Memo No L 13441/B 17-5-49

KBR

Letter No 474/48-49 & 24-2-49 from the Chairman, Bangalore City Improvement Trust Board, requesting Government to execute the work still to be executed in the Kumara Park East extension on Fresco work system

1) submitted

The Trust Board have been allowed to execute the work pertaining to the formation of the Vijayanagar extension and the Industrial suburb, on fresco work system Recently proposals have been received to execute the work of other schemes of the Board on the same lines and the Chief Engineer for R&B who was consulted in the matter, has also supported these proposals

2) In the above circumstances, the Trust Board may perhaps be permitted to execute the work ~~of the~~ in the Kumara Park East extension on fresco work system also

3) Has not the Chairman reported on

17/3

Note — Contn Sheet

another Connection that the Carrying out of the work on the piece work System has resulted in the expenditure being a great deal more than the estimate and Statement that the price of Sts will now come to Rs 10/- per sq yd as against Rs 6/- originally estimated?

For,
18 3 49

for 21/3/49

2) submitted with reference to para 3 above

5) If approved, a copy of the letter dy 11-3-49 of the chairman (in the linked file) will be got typed & submitted with this file, the linked file being then submitted separately

for
31/3

6) yes, at once please

for
31 3 49

Typed please make a copy of the letter of the chairman in the linked file

for
31/1

7) submitted with a copy of the letter dy 11-3-49 of the chairman received in connection with the revision of estimate of the Hermon park west extension scheme, with reference to paras 3 & 6 above,

for 8) The resolution and the recommendation

WD 02853—GTB—30 000—11 5 48

7101 Sanction to execute the work in the Kumara Park East Extension on piece work basis

Are next the work might be got executed under the piece-work system at the estimates rates sanctioned by Govt — from the Cover of the letter put up, it will be seen that as a result among other things of adopting the piece work system, the estimate for Rs 3 lakhs has come up Rs 728,000/-

Para 9) The chairman has reported that, in view of the urgency of the matter, meeting have been issued to the Engineer Officers to put thro the work on piecework system, in anticipation of approval of Govt — Sanction of Govt is requested to the results of the Board to action taken — It is stated that the C-E in charge was of the view that there could be no objection if the works could be carried out on piecework system at the estimated rates for ordi

Sd/- 4/4/45

SECRETARY TO GOVT OF MYSORE
No
Date 5/4
GENERAL DEPARTMENTS

C T
F
49168
Date 10/5/45

SECRETARY TO GOVT OF MYSORE
No
Date
GENERAL DEPARTMENTS

10) Minister for Finance 5/4/45 Sd/- M.V.R.

11) Sanctioned Sd/- 11/5

12) Dft letter 11/5 Sd/- 11/5

4 6680/mk

submitted with a draft
letter ref para 12 supra

Rs 14/5-
& 14/5/09

Grace
for
14/5/09

To,

The Chairman, CPT
Board, Bangalore

L 13440 of 17/4/09.

Approves of the proposal

L 13420 of 17/5/09

Forwards a copy to the Secretary
PWD.

Rs 23/5-

6680/ml/8-3-49

G4574/44-a

Office of the Chief Engineer (Irrigation),
"Krishna Villas", Seshadri Road,
Dated, Bangalore, the 21th February 1949

To

The Secretary to Government,
General Department,
Bangalore

Sir,

Re Adoption of piece work system for certain works remaining to be executed in Hagari Para Eastern extension

Adverting to G O no L 5711-1/1 12-10-48 dated 20-11-1948 sanctioning an estimate for Rs 30,100/- for certain works remaining to be executed in Hagari Para East extension, I have the honour to state that the Engineer Officer of the Board submitted the proposal to carry out the above works under piece work system, which was placed before the Board for consideration at its meeting held on 21-12-1948

2 The Chief Engineer for Irrigation in Mysore, Bangalore, was of the view that if the works could be got executed on piece-work system at the estimated rates, there could be no objection It was accordingly resolved -

"That the work might be got executed under the piece work system at the estimated rates sanctioned by Government"

3 I may add that in view of the urgency of the matter, instructions have been issued to the Engineer Officer to push through the work on piece work system in the case of Tirth Zone of the Industrial Suburbs, Jayanagar Extension and Hagari Para West Extension in anticipation of approval by Government

4 I therefore request that the approval of Government may kindly be obtained to the resolution of the Board and communicate the same at an early date

Yours faithfully,

Letter No G 512/48-49 dated 11th March 1949 from the Chairman, City Improvement Trust Board, Bangalore, to the Secretary t Government, General Department, Bangalore

---

SUB Revision of estimates for the layout of Kumara Park West Extension

---

Adverting to G O No L 12617-23/M1 142-46-2 dated the 15th March 1947 sanctioning the formation of the Kumara Park West Extension at an estimated cost of Rs 3lakhs, I have the honor to state that revised estimates were prepared by the Engineer Officer on 25-3-1948 incorporating the several changes including acquisition, water supply drainage etc As per these detailed estimates and on the estimates furnished by the Water Supply Department and the valuation adopted by the Land Acquisition Officer for meeting the compensation charges in respect of lands acquired, thetotal expenditure on the scheme came up to Rs 5,36,000/-

2 This was considered by the Board at its special meeting held on 16-4-1948, when it was resolved

> "That the revised estimate be approved and sent to Government for sanction including the proposal to revise the rates to Rs 6/- a sq yd and Rs 10/- a sq yd in the case of smaller and bigger sites respectively "

3 I may add that Government having, on the proposal of the Trust Board, ordered that the work be got done on piece work basis to enable rapid execution, quotations were obtained from various Contractors and reasonable working rates were selected from such quotations and submitted to Government for their approval Government in their letter No L 15813/M1 95-47-6 dated the 14th April 1948 conveyed their approval to the adoption of the rates proposed by the Engineer Officer of the Board in the Comparative statement sent with this office letter of 28th January 1948 within a variation of 10%

4 In view however of the necessity of having to further scrutinise these estimates finally, adopting the piece work rates approved by Government and to look into the possibility of securing more sites in the area acquired, matters were gone into in detail again The area was also inspected As a result, it was found that while for the present 11 sites as proposed originally could not be formed, it was possible to form 37 more sites in the area within which had come to the possession of the Board Further revised estimates were prepared finally on the above basis and placed before the Board

According to this revised estimate, the expenditure comes to Rs 7,28,000/-

5 The Engineer Officer reports finally that after the approval of Government to the rates was communicated to the Board, work was actually started and the works are being rapidly progressing and nearing completion

6 It is further reported that the approved rates for piece work in this Extension were higher than the rates that were provided for in the estimate sanctioned for the work ard that owing to the steep and highly cut up and rocky nature of the country in which the roads had to be formed, it was found during execution, that the provision made in the original sanctioned estimate was quite inadequate and that for these reasons, excess expenditure over the sanctioned provisions, under the items (i) Layout of roads including the earth-work, forming metalling, kerbing etc , (ii) construction of Storm Water Drains (iii) providing culverts, side and water drains etc , were anticipated from the actual execution of work

7 In addition to the above excess under the layout charges, the acquisition charges are also reported to have gone up to nearly Rs 80,000/- against the original provision of Rs 10,000/- and the original provision of Rs 72,000/- made for underground drainage has exceeded to Rs 94,000/-, due to increased tender rates and that for these reasons, it has been found necessary to prepare a further revised estimate for the work The revised estimate has row been prepared by the Engineer Officer on the basis of the higher approved piece work rates and on the actual quantity of work done so far and yet remaining to be done for the completion amounts to Rs 7,28,000/- as against the provision of Rs 3 lakhs made in the original sanctioned estimate

8 It is proposed to form 267 sites of different dimensions as per statement enclosed With a view to make the scheme self-supporting, it is proposed to sell the 30 bungalow sites of 80' x 120' and 10 sites of 70' x 90' and 62½ x 90' at Rs 12/- per sq yd — 217 smaller building sites measuring 40' x 60', 50' x 63', 50' x 75' etc , are proposed to be sold at Rs 8/- per sq yd 10 shop sites are proposed to be sold at Rs 20/- per sq yd

9 At these rates, the total realisations are estimated at Rs 9,71,664/- against the expenditure of Rs 7,28,000/- resulting in a profit of

Rs 2,43,664/- or 33 47% which is reported to be necessary to meet any future exigencies

10 These final proposals with the revised estimates and plans were placed before the Board for consideration at its meeting held on 17-2-1949

11 The Members felt that having regard to the extremely difficult and rocky nature of the area with pits and boulders and sharp differences in levels, the revised estimate was absolutely necessary and inevitable in the circumstances explained by the Engineer Officer They were of the view that having regard to the price of house sites obtaining in this area, the rates of sale proposed in the revised estimates were not at all high and that these rates might be adopted to make the scheme self-supporting, leaving a margin for further expenditure

12 After some discussion, the Board passed the following resolutions

> "That the revised estimates for Kumara Park West Scheme as now finally put up before the Board be approved and sent to Government for sanction "

It was further resolved

> That it be brought to the notice of Government that the excess expenditure shown in the revised estimate had become absolutely necessary and inevitable in view of the extremely difficult nature of the land full of boulders and pits and on account of the increase based on actuals during the time of execution and also that revised rates of disposal of sites be also adopted to make the scheme self-supporting "

13 It is understood that recently in the auction held by the Bangalore City Municipality, sites measuring 40' x 60' in Narasimharaja Colony a rate of Rs 12/- to Rs 16/- has been realised The Kumara Park West is a much better area and the rates proposed are comparatively very modest

So far as the ground here is concerned, the formation of roads, culverts and drains has come extremely difficult on account of the nature of the land full of heavy boulders and deep pits This has resulted in heavier expenditure than envisaged

But, with the rates now proposed, not only will the scheme be self-supporting but will result in a profit of Rs 2,43,664/- i e , 33 47%

5

14 I request that in these circumstances detailed above, sanction of Government may kindly be obtained to the revised estimates submitted herewith as per resolutions of the Board

15 The following enclosures accompany

1 Abstract revised estimate for Rs 7,28,000/-
2 Report accompanying
3 Statement of financial aspect
4 Statement of sites
5 Estimate for layout for Rs 5,07,000 (with detailed copies of plans)
6 Abstract estimate for Water Supply for Rs 46,295/-
7 Comparative statement showing the excess
8 The revised layout plan

"Copy

Draft To, 43440/17/5 6

The Chairman, C.W.T.
... Board, Bangalore

Sir,

With reference to your letter No 4744/48-49, dt 24-2-49, re the execution of the remaining work in the Kumara Park East estate the estimate for Rs 30,400/- in respect of which was sanctioned in G.O. WL 5741-4/WL 42-48-1 dt 29-11-48, I am directed to convey the approval of Govt to execute the said work on the piece-work system, at the estimated rate fixed by the Board at their meeting as reported by them in their letter No T-2-0 held on 21/12/48.

I have the honour to be,
Sir,
Your most obedient servant,

7 MK 420-CC8-43

xxxx

General Department

The Chairman,
City Improvement Trust Board,
Bangalore.

With reference to your letter No G 474/48-49 dat 24 2.49, regarding the execution of the remaining wor the Kumara Park East Extension, the estimate for Rs 3 in respect of which was sanctioned in Government Order No L 5741-4/ML 42-48-18 dated 29 11 48, I am directed to convey the approval of Government to execute the said work on the piece work s stem, at the estimated rates sanctioned by the Government as resolved b the Board at their meeting held on 21st December 1948

Yours faithfully,
Sd Mir Safdar Hussain
Secretary to Government,
General Department.